

69 FULTON STREET RETAIL

HELLER

ORGANIZATION



EXHIBIT

FINANCIAL DISTRICT
LOWER MANHATTAN

CORNER RETAIL SPACE FOR LEASE

GROUND FLOOR

2,453 sf

FRONTAGE

125' wraparound

POSSESSION

Immediate

LOWER LEVEL

826 sf

CEILINGS

21'

RENT

Upon Request



Steps from the Fulton Street
Transportation Hub:



COMMENTS

- Situated at the base of a brand new 120 unit luxury rental building
- Located on the Southwest corner of Cliff Street, in the center of the Financial District's renaissance
- Six blocks from the Freedom Tower, 9/11 Memorial and Museum, World Trade Center & Fulton Street Transportation Hubs
- Steps from the revitalized South Street Seaport

NEIGHBORING TENANTS

Fulton Street Transportation Hub, iPic Theaters, South Street Seaport, World Trade Center, TD Bank, Duane Reade, The Beekman Hotel, Financier Patisserie, GRK, Chipotle, Smarter Toddler, Baked by Melissa, and many many more!

EXCLUSIVE BROKERS:

Joshua Singer

josh@hellerorg.com

Adam Heller

adam@hellerorg.com

212.366.5034

CLICK TO VIEW
2017 RETAIL
MARKET GUIDE



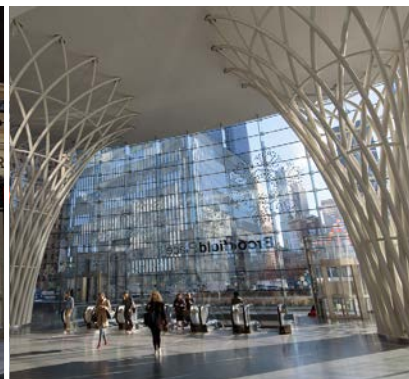
54 West 21st Street, 6th Floor | New York, NY 10010 | P: 212.366.5034 | F: 917.591.0590

www.hellerorg.com

All information is from sources deemed reliable. No representation is made and we do not guarantee the accuracy of any information provided. All information must be independently verified. The value of any real estate investment is dependent on a variety of factors and should be evaluated carefully by prospective purchasers and/or tenants.



RESTAURANTS + HIGH FASHION



\$7.1 BILLION
ANNUAL SPENDING
POWER WITH
1,175 TOTAL
RETAILERS IN THE
LOWER MANHATTAN
MARKET



OVER 325,000
OFFICE WORKERS
AND **61,000**
RESIDENTS IN
LOWER MANHATTAN



LOWER MANHATTAN'S YOUNG PEOPLE
GO OUT ABOUT **16X PER MONTH**
SPENDING NEARLY **\$1,000 PER MONTH** ON
DINNER, DRINKS AND ENTERTAINMENT

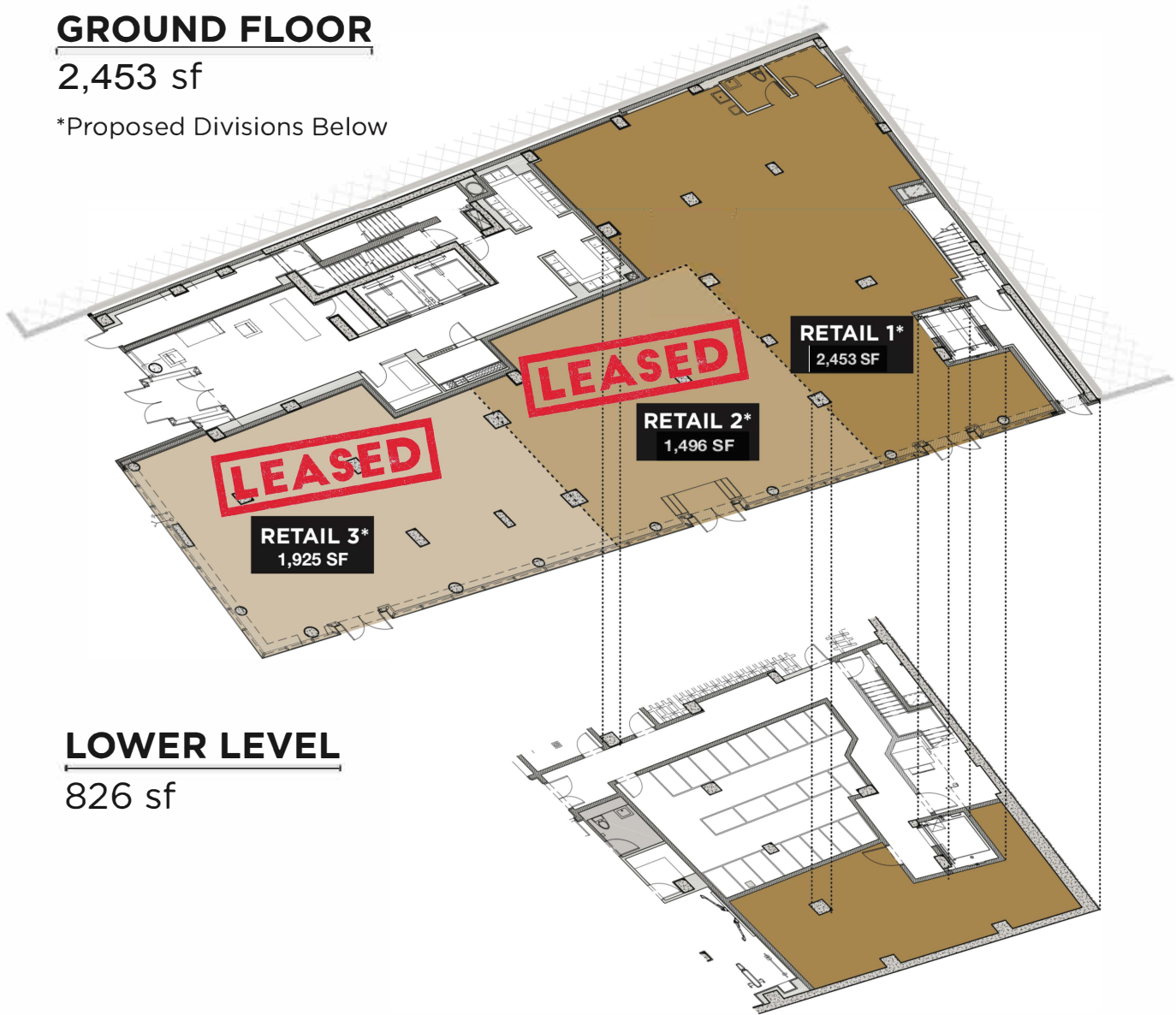
LUXURY + ART + CULTURE



GROUND FLOOR

2,453 sf

*Proposed Divisions Below



LOWER LEVEL

826 sf

EXCLUSIVE BROKERS:

Joshua Singer

josh@hellerorg.com

Adam Heller

adam@hellerorg.com

212.366.5034



AREA DEMOGRAPHICS

61,000

people live in 33,000 housing units south of Chambers Street

83%

of residents have a college degree; 40% have done post graduate work

\$214,000

average household income of residents work from home

32%

of residents walk to work or work from home

3X

growth in families with children since 2000

88 MILLION

square feet of office space

\$141,000

average private-sector annual employee wage

235,000

private-sector employees

40,000

additional private-sector jobs anticipated in Lower Manhattan between 2014-2019

300,000

daily commuters at Fulton Center and the World Trade Center Transportation Hub

5.3 MILLION

people live within a ten-minute walk of a subway station that provides access to Lower Manhattan

40%

growth in college-educated adults living within a 30-minute commute of Lower Manhattan

MASS TRANSIT CONNECTIVITY AVERAGE DAILY RIDERSHIP TOTALS

13 NYC SUBWAY LINES:
280,000

PATH TRAIN TO NJ:
42,000

13 FERRY ROUTES:
80,000

FREE CIRCULATOR
BUS

28 CITIBIKE STATIONS

30 BUS ROUTES

EXCLUSIVE BROKERS:

Joshua Singer

josh@hellerorg.com

Adam Heller

adam@hellerorg.com

212.366.5034

54 West 21st Street, 6th Floor | New York, NY 10010 | P: 212.366.5034 | F: 917.591.0590

www.hellerorg.com

All information is from sources deemed reliable. No representation is made and we do not guarantee the accuracy of any information provided. All information must be independently verified. The value of any real estate investment is dependent on a variety of factors and should be evaluated carefully by prospective purchasers and/or tenants.